

## **Addendum for CU South Materials**

May 19, 2017

Based on further input from county Planning Commission on May 17, Board of County Commissioners and staff on May 18, city staff would like to provide more specific direction related to the CU South recommendation related to the policy in the plan and the guiding principles. These changes are introduced to address concerns regarding the lack of specificity a Public land use designation provides in the Land Use Designations. Two key changes are suggested for the Boulder Valley Comprehensive Plan (BVCP):

1. An addition to the new Policy 1.05, and
2. Additional specificity for guiding principles that could be included in the BVCP.

### **Packet Page 43:**

#### **Policy 1.05 – Coordination with the University of Colorado**

If the approval bodies approve a land use designation change for CU South, is recommended that the language below be added as the last sentence to policy 1.05.

With three campus locations in Boulder and serving over 30,000 students, the university is integrated into the city's fabric and benefits the community socially, economically and culturally. The city will aim to coordinate with the university and engage with the community to exchange information and plan for future uses and activities on the Main campus, East Campus, CU South, and Williams Village area, especially where changes may affect surrounding areas or have regional implications. The city will address regional implications by seeking input, advice or partnerships from other governmental entities including RTD, CDOT and Boulder County. The city aims to work with CU cooperatively to address critical needs of flood safety, student and workforce housing, and transportation and other infrastructure. Intergovernmental agreements between the agencies can provide clarity about roles and responsibilities on such issues of mutual concern building on collaborative planning process and guiding principles. [In its negotiations of an annexation agreement for CU South, the city will use the specific and area based principles for CU South in Ch. V \(as shown in Ch V. Subcommunity and Area Planning, CU South Boulder Campus\).](#)

**Packet page 11 of memo and Attachment H.2 (packet page 338)**

**Note:** The suitability principles and diagram can be incorporated into BVCP Ch. V, Subcommunity and Area Planning (packet page. 133) and referenced by Policy 1.05 as noted above.

**Supplemental General Guiding Principles for Consideration**

The following list provides some suggestions that could supplement the general and area-specific guiding principles in **Attachment H2**, primarily focusing on the area of the CU South Boulder site proposed as Public (P).

- **Open Space:** The city and CU will work together to achieve more new open space acreage as part of either larger City Open Space conservation areas or limited-structural build zones such as for community gardens, recreation, solar gardens, etc. (primarily in Area 4 to the extent feasible) or as open space within the development. *(Note: Existing principles address open space and ecological values.)*
- **Public Access:** Public access will continue to be allowed on the site consistent with public access provided on other CU campuses. *(Note: Existing principles address trails.)*
- **Flood mitigation area:** The site will include approximately 81 acres for flood mitigation. Some minor adjustments to the area dedicated (i.e., slightly greater or less than) may be necessary as further flood facility engineering and environmental studies are completed. The city will work with the University to phase the flood mitigation solution.
- **Use Restrictions:** The site will not include large-scale sport venues (i.e., football stadium), high rise buildings (maintaining general consistency with the city's height limits), large research complexes such as those on east campus, roadway bypass between Highway 93 and Highway 36, or freshmen housing. Additionally, habitable structures will not be built in Area 4.
- **Residential Units and Non-Residential Space:** The site will include a mix of residential and non-residential and facilities uses conveyed in CU's concept plan. With the exception of recreation facilities, development will be phased such that non-residential space will be the second phase after a significant amount of housing is built. Additionally, the overall footprint of non-residential space will be minimized and the multiple non-residential buildings will be designed to be human scale in a village design (i.e. clustering of buildings). As a long-term master plan is developed, the units and amounts may be further refined.
- **Building Mass and Height:** Structure design and location should minimize impacts on viewsheds and complement the character of adjacent neighborhoods. Building heights will maintain general consistency with the city's height limits and vary in height. Viewshed protection and existing western hillside topography will be taken into consideration when deciding on structure location, orientation, bulk, and massing.
- **Multi-modal transportation:** Additional transportation analysis will aid in fine tuning transportation performance based standards including but not limited to maximum amount of parking, trip budgets, transit use, pedestrian and trail connections, and access to bus passes. The transportation needs generated by future development will not unduly impact the transportation networks that serve the property.